

VICINITY MAP
(NOT TO SCALE)

A-MASTER TEAM TOWNHOMES

SUP 19-02

151 GRAND ROCK WAY
ROLESVILLE, NORTH CAROLINA

MAY 14, 2019
REVISED: JUNE 18, 2019
REVISED: JULY 30, 2019

OWNER/DEVELOPER:

A-MASTER TEAM, LLC
6200 FALLS OF NEUSE ROAD, STE. 10
RALEIGH, NC 27609
W. HAROLD PERRY - MANAGER
HALPERRY@REMC.US

CIVIL ENGINEER:



JOHN A. EDWARDS & COMPANY
CONSULTING ENGINEERS
NC LICENSE F-0289
333 WADE AVENUE, RALEIGH NC 27605
PHONE: (919) 828-4428
FAX: (919) 828-4711
EMAIL: INFO@JAECO.COM

SITE SUMMARY:

SITE ADDRESS	151 GRAND ROCK WAY
WAKE CO PIN	1759.20-70-7093
PROPOSED ZONING	CO-SUD
TOTAL TRACT AREA	324,170 S.F. (7.4419 AC.)

INDEX

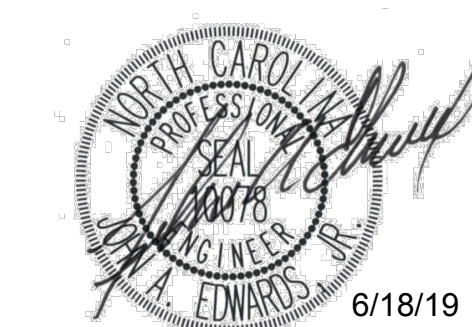
- COVER SHEET
- C-1 EXISTING CONDITIONS
- C-2 OVERALL CONCEPT SITE PLAN
- C-3 PRELIMINARY SITE PLAN
- C-4 PRELIMINARY UTILITY PLAN
- A-1 EXAMPLE TOWNHOME ELEVATIONS



JOHN A. EDWARDS & COMPANY
Consulting Engineers
and Land Surveyors

NC License F-0289
333 Wade Ave., Raleigh, N.C. 27605
Phone: (919) 828-4428
Fax: (919) 828-4711
E-mail: info@jaeco.com

www.jaeco.com



Project

**A-MASTER TEAM
TOWNHOMES SUP
ROLESVILLE, NC**

Client

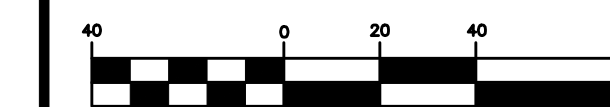
A-MASTER TEAM, LLC
RALEIGH, NC

Approvals

EXISTING CONDITIONS DATA

OWNER: A-MASTER TEAM, LLC
6200 FALLS OF NEUSE ROAD
SUITE 10
RALEIGH, NC 27609
ADDRESS: 151 GRAND ROCK WAY
ROLESVILLE, NC 27571
PIN: 1759-20-7093
ZONING: CO-SUD, R&PUD
TRACT AREA: 324,170 S.F. (7.4419 AC.)
CURRENT LAND USE: VACANT
REFERENCE: DB 15814, PG 633
BM 2017, PG 1390
WAKE COUNTY REGISTRY

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

Drawing Title

**EXISTING
CONDITIONS**

Revisions

Number	Description	Date
1	PER TOWN OF ROLESVILLE COMMENTS	6/18/19
2	PER TOWN OF ROLESVILLE COMMENTS	7/30/19

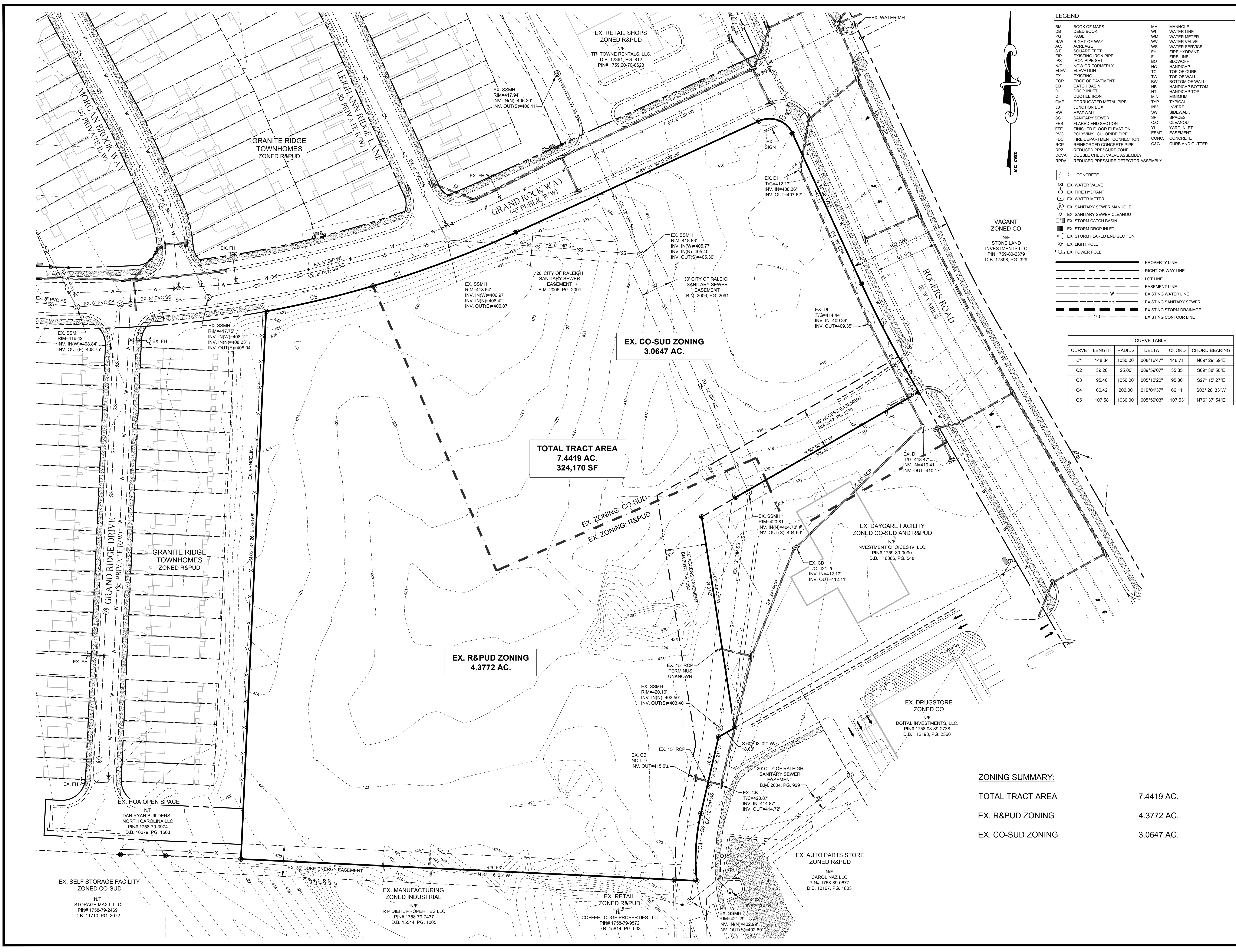
Drawing Scale 1" = 40'

Drawn By RT

Checked By JAE, JR.

Date Issued 05/14/19

C-1



LEGEND

BM	BOOK OF MAPS	MH	MANHOLE
DB	DEED BOOK	WL	WATER LINE
PG	PAGE	WM	WATER METER
RAW	RIGHT-OF-WAY	WV	WATER VALVE
WS	WATER SERVICE	WS	WATER SERVICE
S.F.	SQUARE FEET	WH	WATER HYDRANT
EIP	EXISTING IRON PIPE	FL	FIRE LINE
IRS	IRON PIPE SET	BL	BLOWOFF
N/F	NOW OR FORMERLY	HC	HANDICAP
ELEV.	ELEVATION	TC	TOP OF CURB
EX.	EXISTING	TW	TOP OF WALL
EOP	EDGE OF PAVEMENT	BW	BOTTOM OF WALL
CB	CATCH BASIN	HB	HANDICAP BOTTOM
DI	DROP INLET	HT	HANDICAP TOP
D.I.	DUCTILE IRON	MIN.	MINIMUM
CMP	CORRUGATED METAL PIPE	TYP	TYPICAL
JB	JUNCTION BOX	INV.	INVERT
HW	HEADWALL	SW	SIDEWALK
SS	SANITARY SEWER	SP	SPACES
FES	FLARED END SECTION	C.O.	CLEANOUT
FFE	FINISHED FLOOR ELEVATION	YI	YARD INLET
PVC	POLYVINYL CHLORIDE PIPE	ESMT.	EASEMENT
FDC	FIRE DEPARTMENT CONNECTION	CONC.	CONCRETE
RCP	REINFORCED CONCRETE PIPE	C&G	CURB AND GUTTER
RPZ	REDUCED PRESSURE ZONE		
DCVA	DOUBLE CHECK VALVE ASSEMBLY		
RPDA	REDUCED PRESSURE DETECTOR ASSEMBLY		

VACANT ZONED CO

NIF
STONE LAND INVESTMENTS LLC
PIN 1759-80-2379
D.B. 17398, PG. 329

CONCRETE	PROPERTY LINE
EX. WATER VALVE	RIGHT-OF-WAY LINE
EX. FIRE HYDRANT	LOT LINE
EX. WATER METER	EASEMENT LINE
EX. SANITARY SEWER MANHOLE	EXISTING WATER LINE
EX. SANITARY SEWER CLEANOUT	EXISTING SANITARY SEWER
EX. STORM CATCH BASIN	EXISTING STORM DRAINAGE
EX. STORM DROP INLET	EXISTING CONTOUR LINE
EX. STORM FLARED END SECTION	
EX. LIGHT POLE	
EX. POWER POLE	

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	148.84'	1030.00'	008°16'47"	148.71'	N69°29'59"E
C2	39.26'	25.00'	089°59'07"	35.35'	S69°38'50"E
C3	95.40'	1050.00'	005°12'20"	95.36'	S27°15'27"E
C4	66.42'	200.00'	019°01'37"	66.11'	S03°28'33"W
C5	107.58'	1030.00'	005°59'03"	107.53'	N76°37'54"E

**TOTAL TRACT AREA
7.4419 AC.
324,170 SF**

**EX. CO-SUD ZONING
3.0647 AC.**

**EX. R&PUD ZONING
4.3772 AC.**

ZONING SUMMARY:

TOTAL TRACT AREA	7.4419 AC.
EX. R&PUD ZONING	4.3772 AC.
EX. CO-SUD ZONING	3.0647 AC.

EX. SELF STORAGE FACILITY
ZONED CO-SUD
NIF
STORAGE MAX I LLC
PIN# 1758-79-2469
D.B. 11710, PG. 2072

EX. HOA OPEN SPACE
NIF
DAN RYAN BUILDERS -
NORTH CAROLINA LLC
PIN# 1758-79-3974
D.B. 16279, PG. 1503

EX. MANUFACTURING
ZONED INDUSTRIAL
NIF
R P DIEHL PROPERTIES LLC
PIN# 1758-79-7437
D.B. 15544, PG. 1005

EX. RETAIL ZONED R&PUD
NIF
COFFEE LODGE PROPERTIES LLC
PIN# 1758-79-9572
D.B. 15814, PG. 633

EX. RETAIL SHOPS
ZONED R&PUD
NIF
TRI TOWNE RENTALS, LLC.
D.B. 12361, PG. 812
PIN# 1759-20-70-8623

EX. AUTO PARTS STORE
ZONED R&PUD
NIF
CAROLINAZ LLC
PIN# 1758-89-3077
D.B. 12167, PG. 1803

EX. DRUGSTORE
ZONED CO
NIF
DOTAL INVESTMENTS, LLC.
PIN# 1758-08-89-8738
D.B. 12193, PG. 2360

EX. DAYCARE FACILITY
ZONED CO-SUD AND R&PUD
NIF
INVESTMENT CHOICES IV, LLC.
D.B. 16866, PG. 548

EX. ZONING: CO-SUD
EX. ZONING: R&PUD

20' CITY OF RALEIGH
SANITARY SEWER
EASEMENT
B.M. 2006, PG. 2091

EX. SSMH
RIM=418.83'
INV. IN(W)=406.77'
INV. IN(N)=405.40'
INV. OUT(S)=405.30'

EX. SSMH
RIM=417.94'
INV. IN(N)=408.20'
INV. OUT(S)=406.11'

EX. SSMH
RIM=417.75'
INV. IN(W)=408.12'
INV. IN(N)=408.23'
INV. OUT(E)=408.04'

EX. SSMH
RIM=416.42'
INV. IN(W)=408.84'
INV. OUT(E)=408.75'

EX. SSMH
RIM=418.64'
INV. IN(W)=406.97'
INV. IN(N)=408.42'
INV. OUT(E)=406.87'

EX. SSMH
RIM=417.75'
INV. IN(W)=408.12'
INV. IN(N)=408.23'
INV. OUT(E)=408.04'

EX. SSMH
RIM=421.25'
INV. IN(W)=412.17'
INV. OUT(S)=412.11'

EX. SSMH
RIM=420.81'
INV. IN(N)=404.70'
INV. OUT(S)=404.60'

EX. SSMH
RIM=420.10'
INV. IN(N)=403.50'
INV. OUT(S)=403.40'

EX. SSMH
RIM=420.87'
INV. IN(N)=414.87'
INV. OUT(S)=414.72'

EX. SSMH
RIM=420.87'
INV. IN(N)=414.87'
INV. OUT(S)=414.72'

EX. SSMH
RIM=420.87'
INV. IN(N)=414.87'
INV. OUT(S)=414.72'

EX. SSMH
RIM=420.87'
INV. IN(N)=414.87'
INV. OUT(S)=414.72'

EX. SSMH
RIM=420.87'
INV. IN(N)=414.87'
INV. OUT(S)=414.72'

EX. SSMH
RIM=420.87'
INV. IN(N)=414.87'
INV. OUT(S)=414.72'

EX. SSMH
RIM=420.87'
INV. IN(N)=414.87'
INV. OUT(S)=414.72'

EX. SSMH
RIM=420.87'
INV. IN(N)=414.87'
INV. OUT(S)=414.72'

EX. SSMH
RIM=420.87'
INV. IN(N)=414.87'
INV. OUT(S)=414.72'

EX. SSMH
RIM=420.87'
INV. IN(N)=414.87'
INV. OUT(S)=414.72'

EX. SSMH
RIM=420.87'
INV. IN(N)=414.87'
INV. OUT(S)=414.72'

EX. SSMH
RIM=420.87'
INV. IN(N)=414.87'
INV. OUT(S)=414.72'

EX. SSMH
RIM=420.87'
INV. IN(N)=414.87'
INV. OUT(S)=414.72'

EX. SSMH
RIM=420.87'
INV. IN(N)=414.87'
INV. OUT(S)=414.72'

EX. SSMH
RIM=420.87'
INV. IN(N)=414.87'
INV. OUT(S)=414.72'

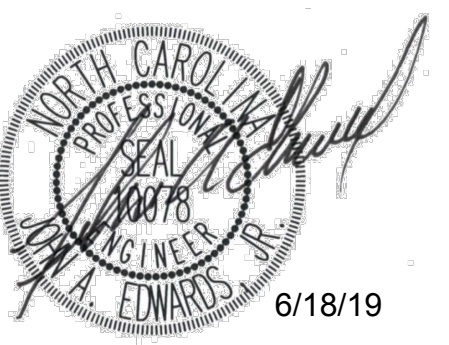
EX. SSMH
RIM=420.87'
INV. IN(N)=414.87'
INV. OUT(S)=414.72'



JOHN A. EDWARDS & COMPANY
 Consulting Engineers
 and Land Surveyors

NC License F-0289
 333 Wade Ave., Raleigh, N.C. 27605
 Phone: (919) 828-4428
 Fax: (919) 828-4711
 E-mail: info@jaeco.com

www.jaeco.com



**A-MASTER TEAM
 TOWNHOMES SUP
 ROLESVILLE, NC**

A-MASTER TEAM, LLC
 RALEIGH, NC

Approvals

Client

Revisions

Drawing Title

Overall Concept Site Plan

Revisions

Number Description Date

1 PER TOWN OF ROLESVILLE COMMENTS 6/18/19

2 PER TOWN OF ROLESVILLE COMMENTS 7/30/19

Drawing Scale 1" = 40'

Drawn By RT

Checked By JAE, JR.

Date Issued 05/14/19

C-2

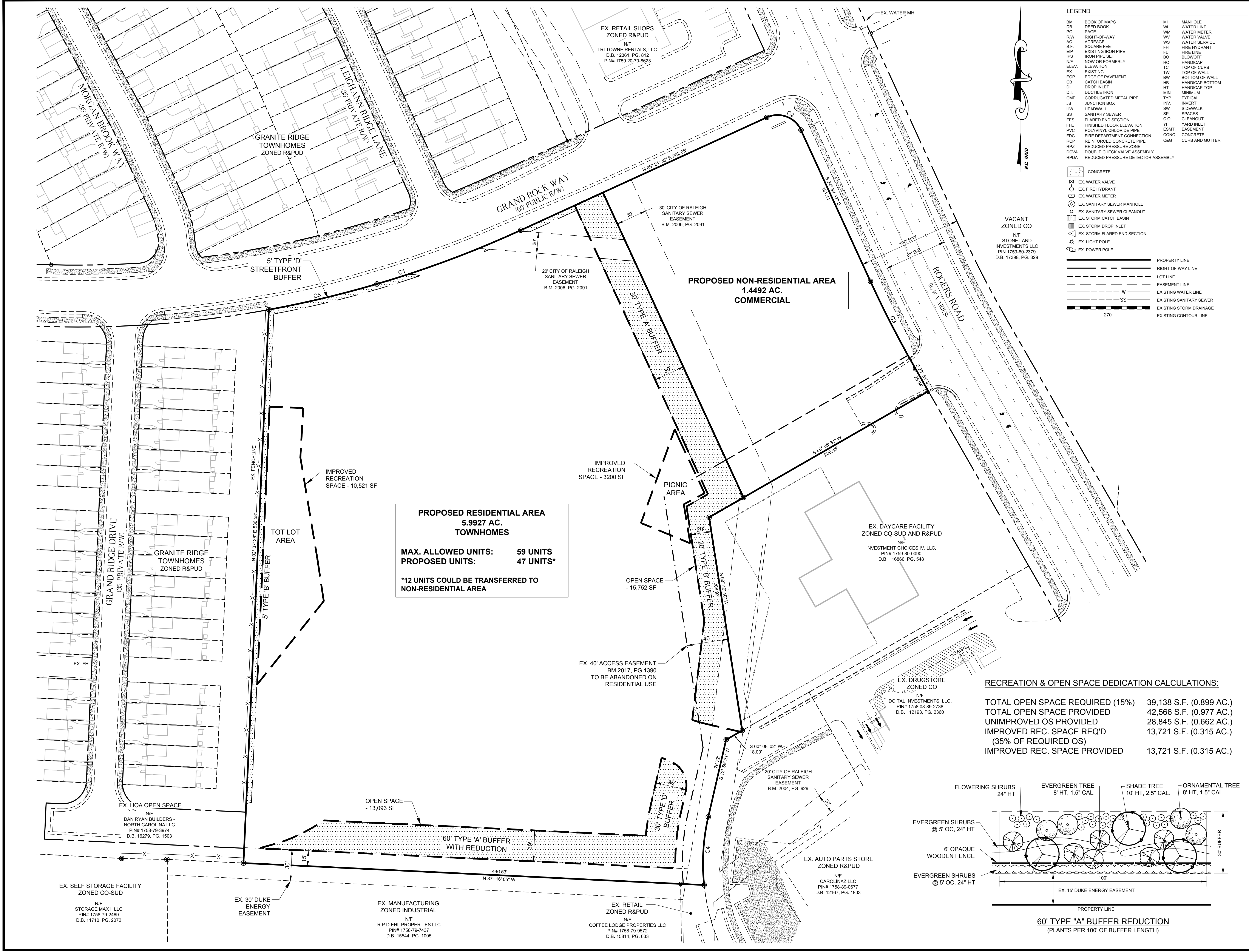
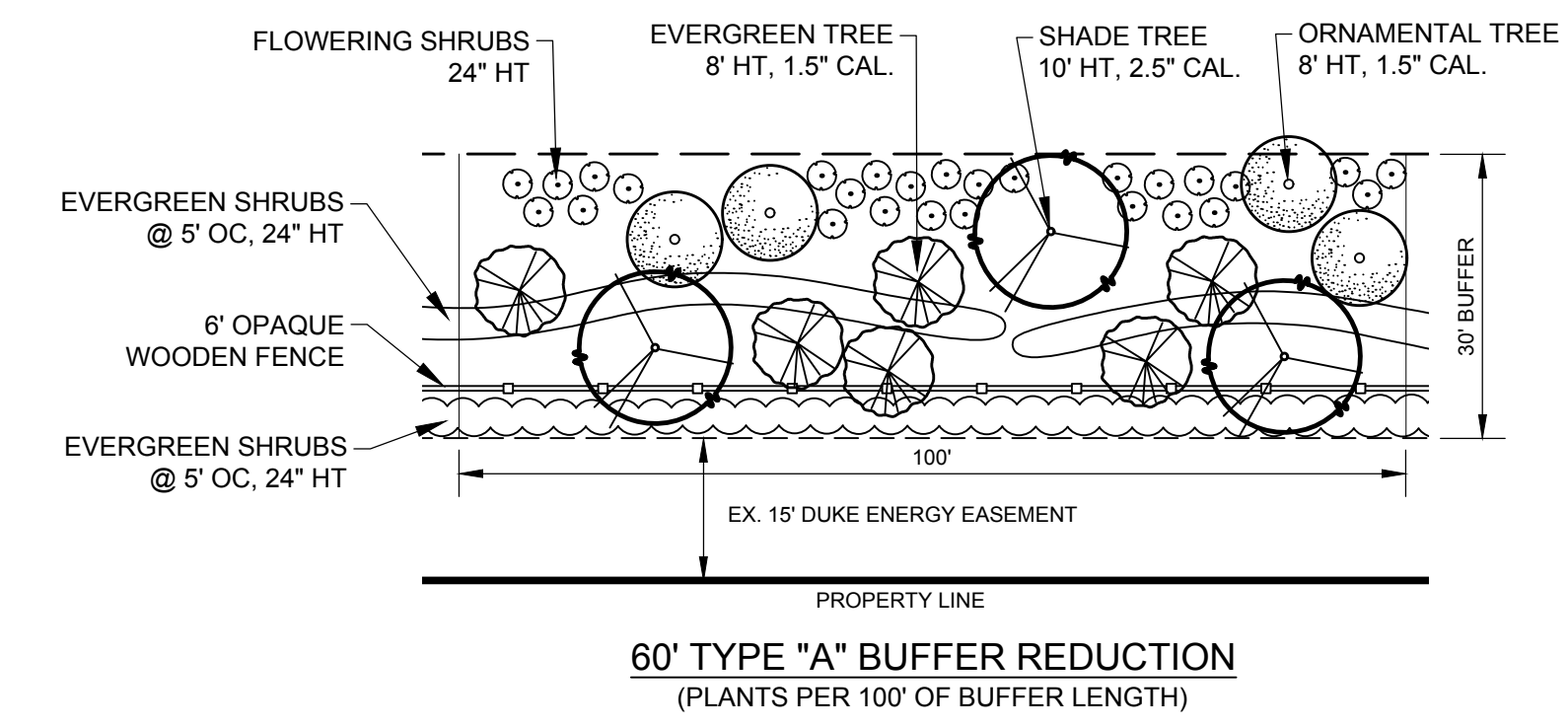
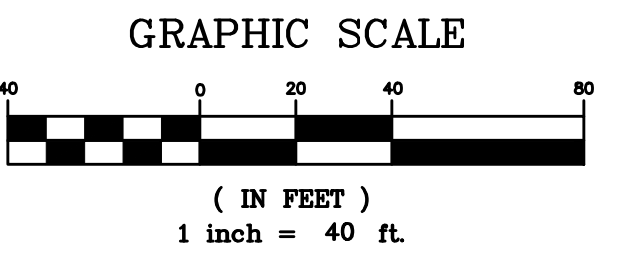
LEGEND			
BM	BOOK OF MAPS	MH	MANHOLE
DB	DEED BOOK	WL	WATER LINE
PG	PAGE	WM	WATER METER
RAW	RIGHT-OF-WAY	WV	WATER VALVE
AC	ACREAGE	WS	WATER SERVICE
S.F.	SQUARE FEET	FH	FIRE HYDRANT
EIP	EXISTING IRON PIPE	FL	FIRE LINE
IPS	IRON PIPE SET	BO	BLOWOFF
N/F	NOW OR FORMERLY	HC	HANDICAP
ELEV.	ELEVATION	TC	TOP OF CURB
EX.	EXISTING	TW	TOP OF WALL
EOP	EDGE OF PAVEMENT	BW	BOTTOM OF WALL
CB	CATCH BASIN	HB	HANDICAP BOTTOM
DI	DROP INLET	HT	HANDICAP TOP
D.I.	DUCTILE IRON	MIN.	MINIMUM
CMP	CORRUGATED METAL PIPE	TYP.	TYPICAL
JB	JUNCTION BOX	INV.	INVERT
HW	HEADWALL	SW	SIDEWALK
SS	SANITARY SEWER	SP	SPACES
FES	FLARED END SECTION	C.O.	CLEANOUT
FFE	FINISHED FLOOR ELEVATION	YI	YARD INLET
PVC	POLYVINYL CHLORIDE PIPE	ESMT.	EASEMENT
FDC	FIRE DEPARTMENT CONNECTION	CONC.	CONCRETE
RPC	REINFORCED CONCRETE PIPE	C&G	CURB AND GUTTER
RPZ	REDUCED PRESSURE ZONE		
DCVA	DOUBLE CHECK VALVE ASSEMBLY		
RPDA	REDUCED PRESSURE DETECTOR ASSEMBLY		

CONCRETE	PROPERTY LINE
EX. WATER VALVE	RIGHT-OF-WAY LINE
EX. FIRE HYDRANT	LOT LINE
EX. WATER METER	EASEMENT LINE
EX. SANITARY SEWER MANHOLE	EXISTING WATER LINE
EX. SANITARY SEWER CLEANOUT	EXISTING SANITARY SEWER
EX. STORM CATCH BASIN	EXISTING STORM DRAINAGE
EX. STORM DROP INLET	EXISTING CONTOUR LINE
EX. STORM FLARED END SECTION	
EX. LIGHT POLE	
EX. POWER POLE	

VACANT
 ZONED CO
 N/F
 STONE LAND
 INVESTMENTS LLC
 PIN# 1759-80-2379
 D.B. 17398, PG. 329

RECREATION & OPEN SPACE DEDICATION CALCULATIONS:

TOTAL OPEN SPACE REQUIRED (15%)	39,138 S.F. (0.899 AC.)
TOTAL OPEN SPACE PROVIDED	42,566 S.F. (0.977 AC.)
UNIMPROVED OS PROVIDED	28,845 S.F. (0.662 AC.)
IMPROVED REC. SPACE REQ'D (35% OF REQUIRED OS)	13,721 S.F. (0.315 AC.)
IMPROVED REC. SPACE PROVIDED	13,721 S.F. (0.315 AC.)



**PROPOSED RESIDENTIAL AREA
 5.9927 AC.
 TOWNHOMES**

**MAX. ALLOWED UNITS: 59 UNITS
 PROPOSED UNITS: 47 UNITS***

*12 UNITS COULD BE TRANSFERRED TO
 NON-RESIDENTIAL AREA

**PROPOSED NON-RESIDENTIAL AREA
 1.4492 AC.
 COMMERCIAL**

IMPROVED
 RECREATION
 SPACE - 10,521 SF

IMPROVED
 RECREATION
 SPACE - 3,200 SF

PICNIC
 AREA

OPEN SPACE
 - 15,752 SF

OPEN SPACE
 - 13,093 SF

EX. HOA OPEN SPACE
 N/F
 DAN RYAN BUILDERS -
 NORTH CAROLINA LLC
 PIN# 1758-79-3974
 D.B. 16279, PG. 1503

EX. SELF STORAGE FACILITY
 ZONED CO-SUD
 N/F
 STORAGE MAX II LLC
 PIN# 1758-79-2469
 D.B. 11710, PG. 2072

EX. MANUFACTURING
 ZONED INDUSTRIAL
 N/F
 R P DIEHL PROPERTIES LLC
 PIN# 1758-79-7437
 D.B. 15544, PG. 1005

EX. RETAIL
 ZONED R&PUD
 N/F
 COFFEE LODGE PROPERTIES LLC
 PIN# 1758-79-9572
 D.B. 15814, PG. 633

EX. AUTO PARTS STORE
 ZONED R&PUD
 N/F
 CAROLINAZ LLC
 PIN# 1758-89-3077
 D.B. 12167, PG. 1803

EX. DRUGSTORE
 ZONED CO
 N/F
 DOITAL INVESTMENTS, LLC.
 PIN# 1759-80-0090
 D.B. 16966, PG. 548

20' CITY OF RALEIGH
 SANITARY SEWER
 EASEMENT
 B.M. 2004, PG. 929

EX. 40' ACCESS EASEMENT
 BM 2017, PG. 1390
 TO BE ABANDONED ON
 RESIDENTIAL USE

30' CITY OF RALEIGH
 SANITARY SEWER
 EASEMENT
 B.M. 2006, PG. 2091

20' CITY OF RALEIGH
 SANITARY SEWER
 EASEMENT
 B.M. 2006, PG. 2091

5' TYPE 'D'
 STREETFRONT
 BUFFER

30' TYPE 'A' BUFFER

20' TYPE 'B' BUFFER

5' TYPE 'B' BUFFER

60' TYPE 'A' BUFFER
 WITH REDUCTION

30' TYPE 'D'
 BUFFER

EX. 30' DUKE
 ENERGY
 EASEMENT

GRANITE RIDGE
 TOWNHOMES
 ZONED R&PUD

GRANITE RIDGE
 TOWNHOMES
 ZONED R&PUD

EX. RETAIL SHOPS
 ZONED R&PUD
 N/F
 TRI TOWNE RENTALS, LLC.
 D.B. 12361, PG. 812
 PIN# 1759-20-70-8623

MORGAN BROOK WAY
 (35' PRIVATE R/W)

LEIGHANN RIDGE LANE
 (35' PRIVATE R/W)

GRAND ROCK WAY
 (60' PUBLIC R/W)

ROGERS ROAD
 (R/W VARIES)

GRAND RIDGE DRIVE
 (35' PRIVATE R/W)

TOT LOT
 AREA

EX. FH

EX. 15' DUKE
 ENERGY
 EASEMENT

N 05° 21' 36" E 292.05'

S 54° 40' 1.6" E 100.00'

61' B-B

S 60° 08' 31" W
 206.45'

N 68° 08' 02" W
 18.00'

S 60° 08' 02" W
 18.00'

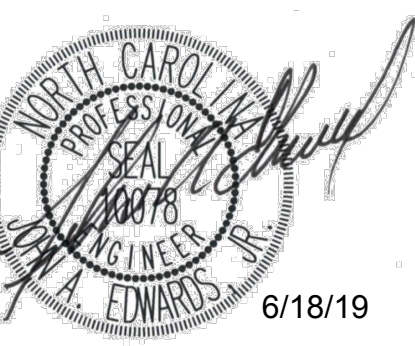
S 12° 38' 21" W
 34.72'

446.53'
 N 87° 16' 05" W



JOHN A. EDWARDS & COMPANY
Consulting Engineers
and Land Surveyors

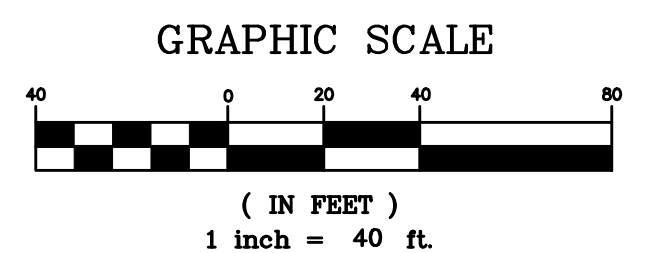
NC License F-0289
333 Wade Ave., Raleigh, N.C. 27605
Phone: (919) 828-4428
Fax: (919) 828-4711
E-mail: info@jaeco.com



A-MASTER TEAM
TOWNHOMES SUP
ROLESVILLE, NC

A-MASTER TEAM, LLC
RALEIGH, NC

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWN OF ROLESVILLE AND / OR NCDOT STANDARDS AND SPECIFICATIONS.



PRELIMINARY SITE PLAN

Number	Description	Date
1	PER TOWN OF ROLESVILLE COMMENTS	6/18/19
2	PER TOWN OF ROLESVILLE COMMENTS	7/30/19

Drawing Scale 1" = 40'
Drawn By RT
Checked By JAE, JR
Date Issued 05/14/19

LEGEND

BM BOOK OF MAPS	MH MANHOLE	EX. POWER POLE
DB DEED BOOK	WL WATER LINE	NEW WATER VALVE
PG PAGE	WM WATER METER	NEW WATER REDUCER
R/W RIGHT-OF-WAY	WV WATER VALVE	NEW FIRE HYDRANT
AC ACREAGE	WS WATER SERVICE	NEW WATER METER
S.F. SQUARE FEET	FL FIRE LINE	NEW SANITARY SEWER MANHOLE
EX. EXISTING IRON PIPE	FI FIRE HYDRANT	NEW SANITARY SEWER CLEANOUT
IPS IRON PIPE SET	FL FIRE LINE	NEW STORM CATCH BASIN
NF NOW OR FORMERLY	BO BLOWOFF	NEW STORM DROP INLET
ELEV. ELEVATION	HC HANDICAP	NEW STORM FLARED END SECTION
EX. EXISTING	TC TOP OF CURB	
EOP EDGE OF PAVEMENT	TW TOP OF WALL	
CB CATCH BASIN	BW BOTTOM OF WALL	
DI DROP INLET	HB HANDICAP BOTTOM	
D.I. DUCTILE IRON	HT HANDICAP TOP	
CMP CORRUGATED METAL PIPE	MIN. MINIMUM	
JB JUNCTION BOX	TYP. TYPICAL	
HW HEADWALL	INV. INVERT	
SS SANITARY SEWER	SW SIDEWALK	
FES FLARED END SECTION	SP SPACES	
FFE FINISHED FLOOR ELEVATION	C.O. CLEANOUT	
PVC POLYVINYL CHLORIDE PIPE	YI YARD INLET	
FDC FIRE DEPARTMENT CONNECTION	ESMT. EASEMENT	
RCP REINFORCED CONCRETE PIPE	CONC. CONCRETE	
RPZ REDUCED PRESSURE ZONE	C&G CURB AND GUTTER	
DOVA DOUBLE CHECK VALVE ASSEMBLY		
RPDA REDUCED PRESSURE DETECTOR ASSEMBLY		

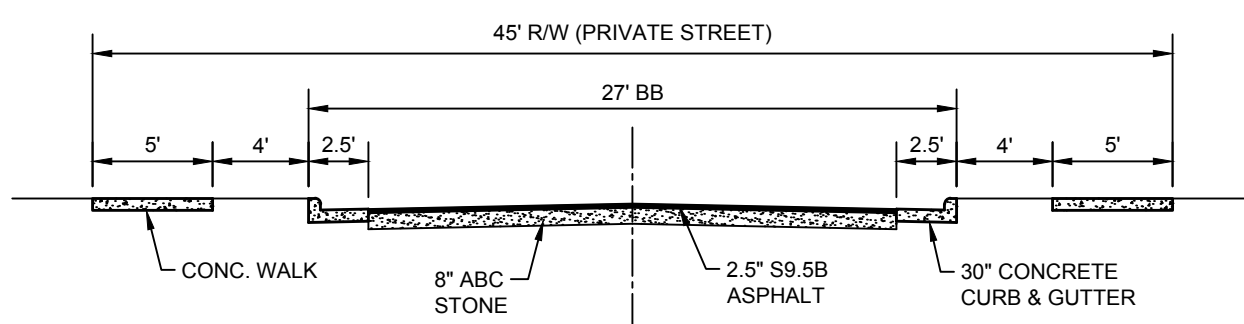
CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	148.84'	1030.00'	008°16'47"	148.71'	N69°29'59"E
C2	39.26'	25.00'	089°59'07"	35.35'	S69°38'50"E
C3	95.40'	1050.00'	005°12'20"	95.36'	S27°15'27"E
C4	66.42'	200.00'	019°01'37"	66.11'	S03°28'33"W
C5	107.58'	1030.00'	005°59'03"	107.53'	N76°37'54"E

PARKING SUMMARY:

PARKING REQUIRED
TOWNHOMES (ALL 2 BR) 94 (2 PER 2BR DU)
VISITOR 12 (1 PER 4 DU'S)
MAIL KIOSK 4 SPACES (1 HC VAN)
TOTAL REQUIRED 110 SPACES

PARKING PROVIDED 111 SPACES



NOTE: ALL STREETS TO NCDOT STANDARDS FOR ROLLING TERRAIN.



- TOT LOT AREA**
- SWINGS
 - OPEN PLAY AREA
 - PICNIC TABLE
 - BENCHES
 - METAL FENCE
 - SAND OR RUBBER MULCH PLAY SURFACE
- A PLAY STRUCTURE WHICH MAY INCLUDE:
- SLIDES
 - CLIMBING WALL
 - BRIDGE

EX. SELF STORAGE FACILITY ZONED CO-SUD
NIF STORAGE MAX II LLC
PIN# 1758-79-2469
D.B. 11710, PG. 2072

EX. 30' DUKE ENERGY EASEMENT

EX. MANUFACTURING ZONED INDUSTRIAL
NIF R P DIEHL PROPERTIES LLC
PIN# 1758-79-7437
D.B. 15544, PG. 1005

EX. RETAIL ZONED R&PUD
NIF COFFEE LODGE PROPERTIES LLC
PIN# 1758-79-8572
D.B. 15814, PG. 633

EX. DRUGSTORE ZONED CO
NIF DOITAL INVESTMENTS, LLC
PIN# 1758-08-2738
D.B. 12163, PG. 2360

EX. AUTO PARTS STORE ZONED R&PUD
NIF CAROLINAZ LLC
PIN# 1758-69-0977
D.B. 12167, PG. 1803

EX. DAYCARE FACILITY ZONED CO-SUD AND R&PUD
NIF INVESTMENT CHOICES IV, LLC
PIN# 1758-80-0090
D.B. 16866, PG. 548

30' CITY OF RALEIGH SANITARY SEWER EASEMENT
B.M. 2006, PG. 2091

EX. RETAIL SHOPS ZONED R&PUD
NIF TRI TOWNE RENTALS, LLC.
D.B. 12361, PG. 812
PIN# 1759-20-70-8623

VACANT ZONED CO
NIF STONE LAND INVESTMENTS LLC
PIN# 1758-80-2379
D.B. 17398, PG. 329

COMMERCIAL LOT 1.45 AC. (VACANT)

GRAND ROCK WAY (60' PUBLIC R/W)

GRANITE RIDGE TOWNHOMES ZONED R&PUD

GRANITE RIDGE TOWNHOMES ZONED R&PUD

GRAND RIDGE DRIVE (65' PRIVATE R/W)

MORGAN BROOK WAY (65' PRIVATE R/W)

LEITCHIAN RIDGE LANE (65' PRIVATE R/W)

ROCKERS ROAD (R/W VARIES)

PRIVATE STREET

PRIVATE STREET

TYPICAL UNIT DIMENSIONS

OPEN SPACE - 13,093 SF

STORMWATER POND

OPEN SPACE - 15,752 SF

PICNIC AREA
PICNIC TABLES
BENCHES
GRILLS

IMPROVED RECREATION SPACE - 10,521 SF

5 UNITS

6 UNITS

8 UNITS

5 UNITS

5 UNITS

5 UNITS

5 UNITS

5 UNITS

7 UNITS

4 UNITS

5 UNITS

5 UNITS

5 UNITS

5 UNITS

5 UNITS

5 UNITS

5 UNITS

5 UNITS

5 UNITS

5 UNITS

5 UNITS

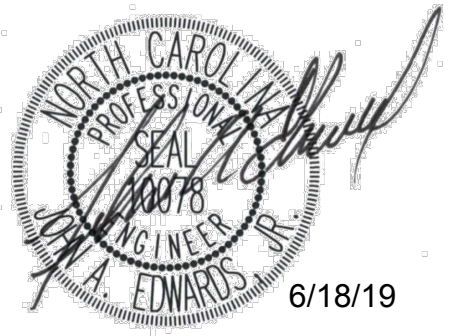
5 UNITS



JOHN A. EDWARDS & COMPANY
Consulting Engineers
and Land Surveyors

NC License F-0289
333 Wade Ave., Raleigh, N.C. 27605
Phone: (919) 828-4428
Fax: (919) 828-4711
E-mail: info@jaeco.com

www.jaeco.com



**A-MASTER TEAM
TOWNHOMES SUP
ROLESVILLE, NC**

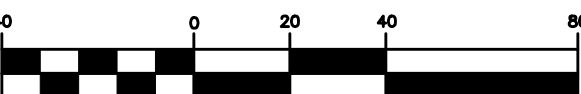
A-MASTER TEAM, LLC
RALEIGH, NC

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND / OR NCDOT STANDARDS AND SPECIFICATIONS.

ATTENTION CONTRACTORS:

The Construction Contractor responsible for the extension of water, sewer, and/or gas, as approved in these plans, is responsible for contacting the PUBLIC WORKS DEPARTMENT at (919) 996-2400 and the PUBLIC UTILITIES DEPARTMENT at (919) 996-3444 at least 14 business days prior to beginning any of the construction. FAILURE to notify both City Departments in advance of beginning construction will result in the issuance of monetary fines, and require installation of any water or sewer facilities not inspected as a result of this notification failure. FAILURE to call for inspection, install a Downstream Plug, have Permitted Plans on the jobsite, or any other violation of CITY OF RALEIGH STANDARDS will result in a Stop and Possible Exclosure from future work in the CITY OF RALEIGH.

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

**PRELIMINARY
UTILITY PLAN**

Revisions

Number	Description	Date
1	PER TOWN OF ROLESVILLE COMMENTS	6/18/19
2	PER TOWN OF ROLESVILLE COMMENTS	7/30/19

Drawing Scale 1" = 40'
Drawn By RT
Checked By JAE, JR.
Date Issued 05/14/19

C-4

NOTES:

- PROPOSED PRIVATE SANITARY SEWER TO BE 8" PVC.
- PROPOSED PUBLIC WATER LINE TO BE 6" DIP.
- 4" PVC SANITARY SEWER SERVICE WITH C.O. LOCATED ON EACH LOT.
- 3/4" COPPER WATER SERVICE & 5/8" METER TO SERVE EACH LOT.
- 30' PUBLIC CITY OF RALEIGH WATERLINE EASEMENT AND 5' CITY OF RALEIGH WATERLINE EASEMENT TO EACH METER AND FIRE HYDRANT TO BE RECORDED.

LEGEND

BM	BOOK OF MAPS	MH	MANHOLE
DB	DEED BOOK	WL	WATER LINE
PG	PAGE	WM	WATER METER
RW	RIGHT-OF-WAY	WV	WATER VALVE
AC	ACRES	WS	WATER SERVICE
S.F.	SQUARE FEET	FH	FIRE HYDRANT
EP	EXISTING IRON PIPE	FL	FIRE LINE
IPS	IRON PIPE SET	BO	BLOWOFF
NF	NOW OR FORMERLY	HC	HANDICAP
ELEV.	ELEVATION	TC	TOP OF CURB
EX.	EXISTING	TW	TOP OF WALL
EOP	EDGE OF PAVEMENT	BW	BOTTOM OF WALL
CB	CATCH BASIN	HB	HANDICAP BOTTOM
DI	DROP INLET	HT	HANDICAP TOP
D.I.	DUCTILE IRON	MIN.	MINIMUM
CMP	CORRUGATED METAL PIPE	TYP.	TYPICAL
JB	JUNCTION BOX	INV.	INVERT
HW	HEADWALL	SW	SIDEWALK
SS	SANITARY SEWER	SP	SPACES
FES	FLARED END SECTION	C.O.	CLEANOUT
FFE	FINISHED FLOOR ELEVATION	EMAT.	EASEMENT
PVC	POLYVINYL CHLORIDE PIPE	CONC.	CONCRETE
FDC	FIRE DEPARTMENT CONNECTION	C&G	CURB AND GUTTER
RPC	REINFORCED CONCRETE PIPE	TSP	TRAFFIC SIGNAL POLE
RPZ	REDUCED PRESSURE ZONE		
DCVA	DOUBLE CHECK VALVE ASSEMBLY		
RPDA	REDUCED PRESSURE DETECTOR ASSEMBLY		
CONCRETE		NEW STORM CATCH BASIN	
EX. WATER VALVE		NEW STORM DROP INLET	
EX. FIRE HYDRANT		NEW STORM FLARED END SECTION	
EX. WATER METER		PROPERTY LINE	
EX. SANITARY SEWER MANHOLE		RIGHT-OF-WAY LINE	
EX. SANITARY SEWER CLEANOUT		LOT LINE	
EX. STORM CATCH BASIN		EASEMENT LINE	
EX. STORM DROP INLET		EXISTING WATER LINE	
EX. STORM FLARED END SECTION		EXISTING SANITARY SEWER	
EX. LIGHT POLE		EXISTING STORM DRAINAGE	
EX. POWER POLE		NEW WATER LINE	
NEW WATER VALVE		NEW SANITARY SEWER	
NEW WATER REDUCER		NEW STORM DRAINAGE	
NEW FIRE HYDRANT		EXISTING CONTOUR LINE	
NEW WATER METER		NEW CONTOUR LINE	
NEW SANITARY SEWER MANHOLE		DIVERSION DITCH	
NEW SANITARY SEWER CLEANOUT			



X:\Projects\1914\1914-1\1914-1.dwg 7/30/2019 12:27:27 PM



Left Elevation
w/ High Visibility Option

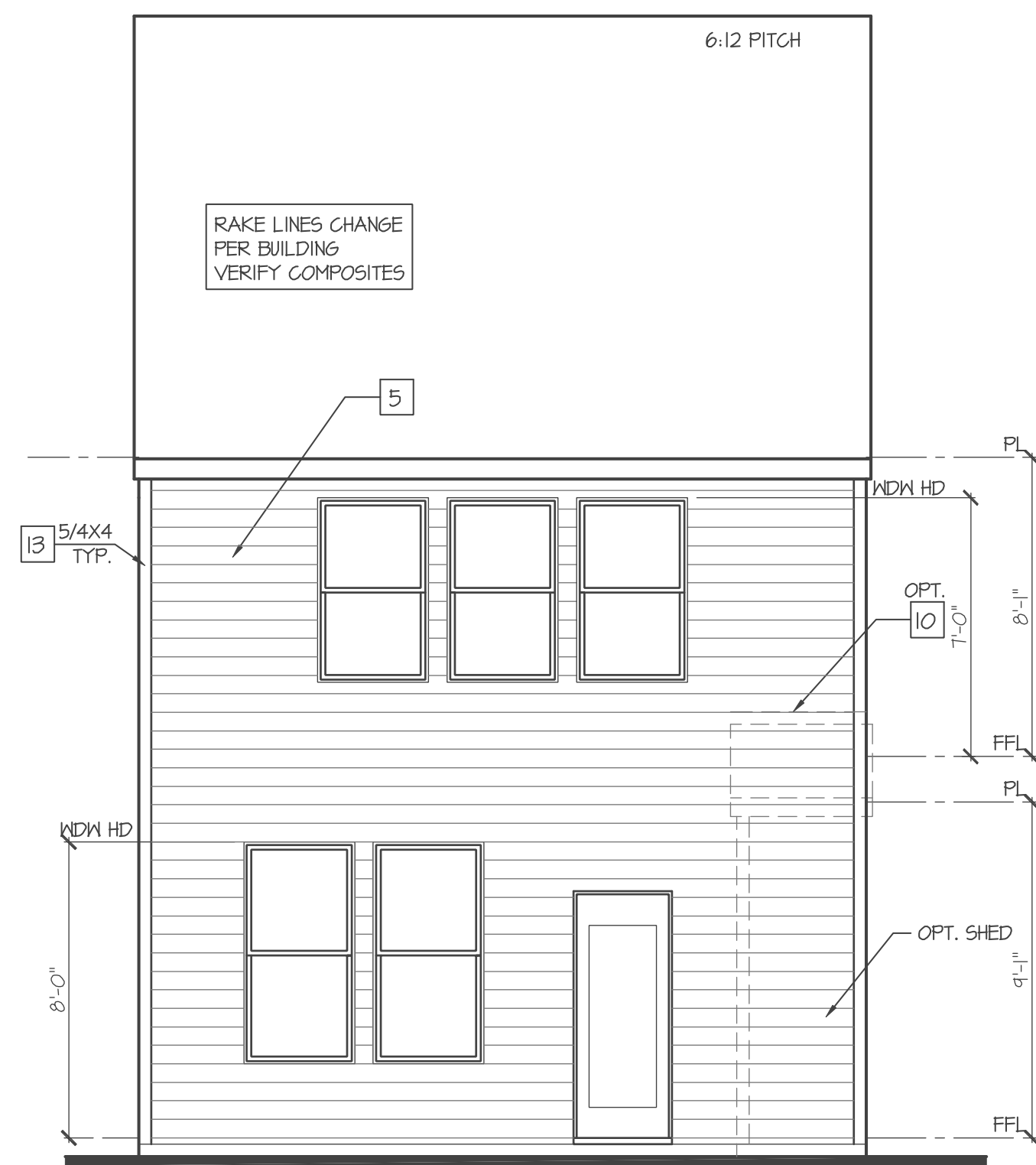
SCALE: 1/4 = 1'-0" AT 22"x34" LAYOUT
1/8 = 1'-0" AT 11"x11" LAYOUT



Left Elevation

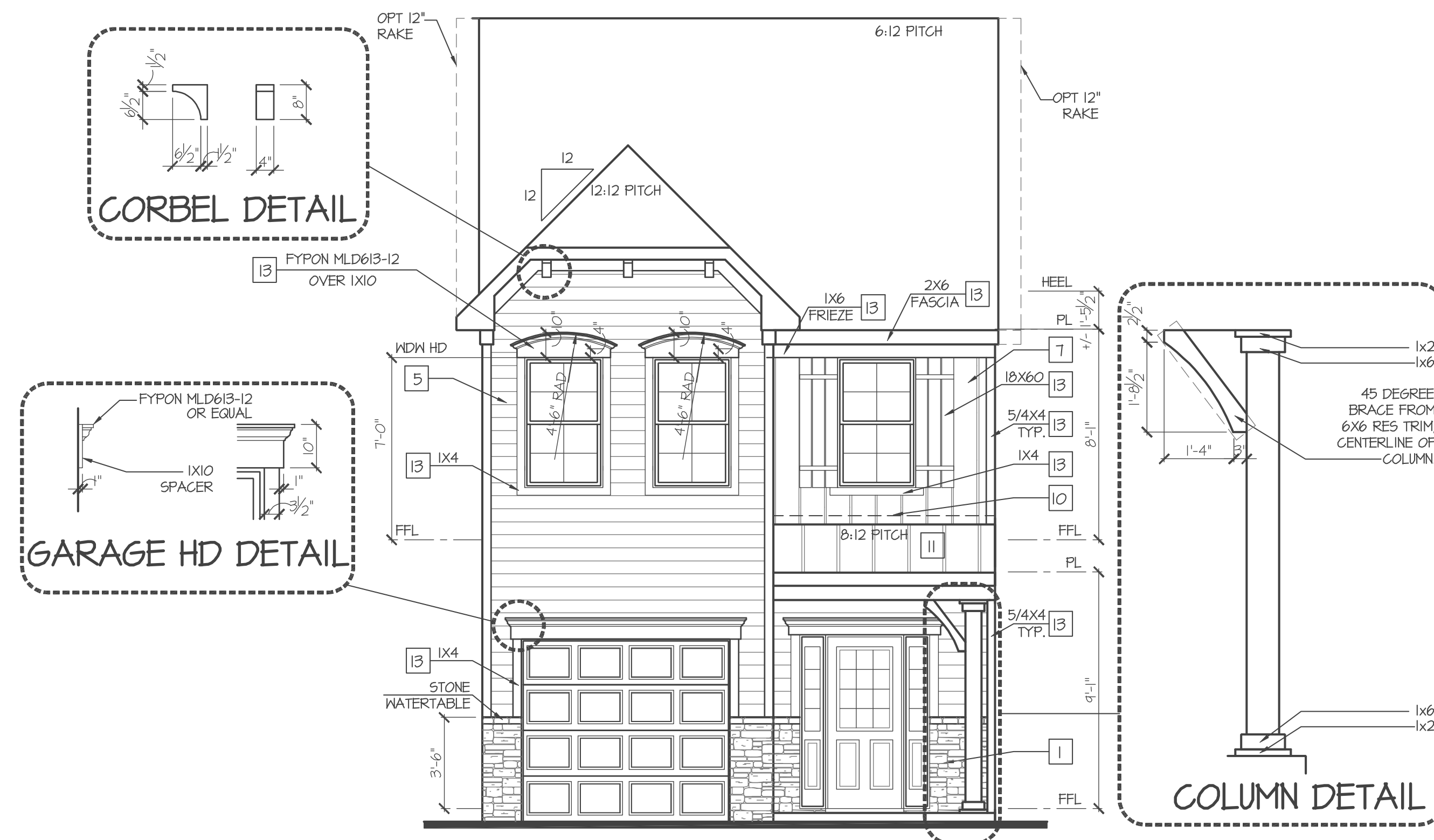
SCALE: 1/4 = 1'-0" AT 22"x34" LAYOUT
1/8 = 1'-0" AT 11"x11" LAYOUT

- NOTES:**
- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
 - WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-0" UNO. ON ELEVATIONS.
2ND FLOOR = 7'-0" UNO. ON ELEVATIONS.
 - EXTERIOR WALLS- SEE ELEVATION STYLE AS NOTED.
 - ROOFING- PITCHED SHINGLES PER DEVELOPER.
 - WINDOWS- MANUFACTURER PER DEVELOPER. DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS.
 - ENTRY DOOR- THERMATRU FIBERGLASS AS SELECTED BY DEVELOPER.
 - GARAGE DOORS- STEEL SECTIONAL AS SELECTED BY DEVELOPER. RAISED PANEL AS SHOWN.
 - DOOR AND WINDOW TRIM- SEE ELEVATION STYLE AS NOTED.
- KEY NOTES:**
- ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
 - MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
 - MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
 - VINYL SHAKE SIDING PER DEVELOPER W/ 5/4X CORNER TRIM BOARDS.
 - VINYL LAP SIDING PER DEVELOPER W/ 5/4X CORNER TRIM BOARDS.
 - VINYL NAVY SIDING PER DEVELOPER W/ 5/4X CORNER TRIM BOARDS.
 - VINYL PANEL SIDING W/ 1/2 BATT AS NOTED. VINYL BOARD AND BATT SIDING.
 - CORROSION RESISTANT SCREEN LOUVERED VENTS, SIZE AS NOTED.
 - ICB.O. APPROVED TERMINATION CHIMNEY CAP.
 - CORROSION RESISTANT ROOF TO HALL FLASHING.
 - STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
 - DECORATIVE THROUGH IRON. SEE DETAILS.
 - 1X VINYL TRIM OR EQUAL, UNO. SIZE AS NOTED.
 - VINYL SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.
 - DECORATIVE KEY. SEE DETAIL.
 - 8" SOLDIER COURSE.
 - ROWLOCK COURSE.



Rear Elevation

SCALE: 1/4 = 1'-0" AT 22"x34" LAYOUT
1/8 = 1'-0" AT 11"x11" LAYOUT



Front Elevation

SCALE: 1/4 = 1'-0" AT 22"x34" LAYOUT
1/8 = 1'-0" AT 11"x11" LAYOUT

EXAMPLE
TOWNHOME
ELEVATIONS